114.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,200 / 681,200
					USE VALUE:	681,200 / 681,200
					ASSESSED:	681,200 / 681,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRAFT RYAN WESLEY
Owner 2:	TSANEVA MAGDA RUMENOVA
Owner 3:	
Street 1:	156 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ILIOPOULOS HARALAMBOS & -
Owner 2:	ILIOPOULOS ANASTASIA -
Street 1:	156 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,961 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4961.000	279,600	3,400	398,200	681,200
Total Card	0.114	279,600	3,400	398,200	681,200
Total Parcel	0.114	279,600	3,400	398,200	681,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.46 | /Parcel: 360.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72995
GIS Ref:
GIS Ref:
Insp Date: 09/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,500	3400	4,961.	398,200	681,100	681,100	Year End Roll	12/18/2019
2019	101	FV	226,200	3400	4,961.	403,900	633,500	633,500	Year End Roll	1/3/2019
2018	101	FV	226,200	3400	4,961.	301,500	531,100	531,100	Year End Roll	12/20/2017
2017	101	FV	226,200	3400	4,961.	273,000	502,600	502,600	Year End Roll	1/3/2017
2016	101	FV	226,200	3400	4,961.	261,700	491,300	491,300	Year End	1/4/2016
2015	101	FV	213,500	3400	4,961.	221,800	438,700	438,700	Year End Roll	12/11/2014
2014	101	FV	213,500	3400	4,961.	210,500	427,400	427,400	Year End Roll	12/16/2013
2013	101	FV	213,500	3400	4,961.	200,200	417,100	417,100		12/13/2012

!8854!

PRINT

Date	Time
12/10/20	23:23:39

LAST REV

Date	Time
09/22/20	15:13:16
jorourke	

USER DEFINED

Prior Id # 1:	72995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8854

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ILIOPOULOS HARA	75265-187	1	7/31/2020		751,000	No	No		
ILIOPOULOS HARA	54419-187		3/18/2010	Family	10	No	No		
LINEHAN DANIEL	30847-502		11/9/1999		260,000	No	No		
LINEHAN EDWARD	26642-91		9/4/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/29/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	372	PATRIOT
6/19/2000	MLS		
2/16/2000	Mailer Sent		
2/16/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4961		Sq. Ft.	Site		0	70.	1.15	5									398,180						398,200	

Total AC/HA: 0.11389 | Total SF/SM: 4961 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,180 | Spl Credit | Total: 398,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379871
Depreciation:	100286
Depreciated Total:	279585

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

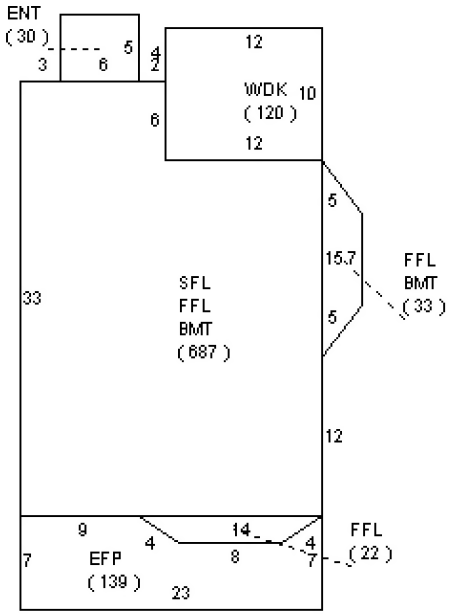
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	121.88
Final Total:	279600	Val/Su SzAd	195.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	742	177.200	131,484
SFL	Second Floor	687	177.200	121,738
BMT	Basement	576	80.800	46,543
EFP	Enclos Porch	139	47.270	6,570
WDK	Deck	120	14.470	1,737
ENT	ENTRY	30	26.660	800

Net Sketched Area:	2,294			Total:	308,872
Size Ad	1429	Gross Are	2438	FinArea	1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	RRM	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1916	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400